HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2014

Highlights

- Housing starts in the Vancouver CMA trended lower in February 2014 at 18,707 units compared to 19,107 units in January 2014;
- A higher rate of completions bolstered absorption of new housing; and
- Housing starts in the Abbotsford-Mission CMA followed a steady trend at 698 units compared to 688 units in January 2014.

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
3 Maps
15 Housing Now Report Tables
55 Methodology

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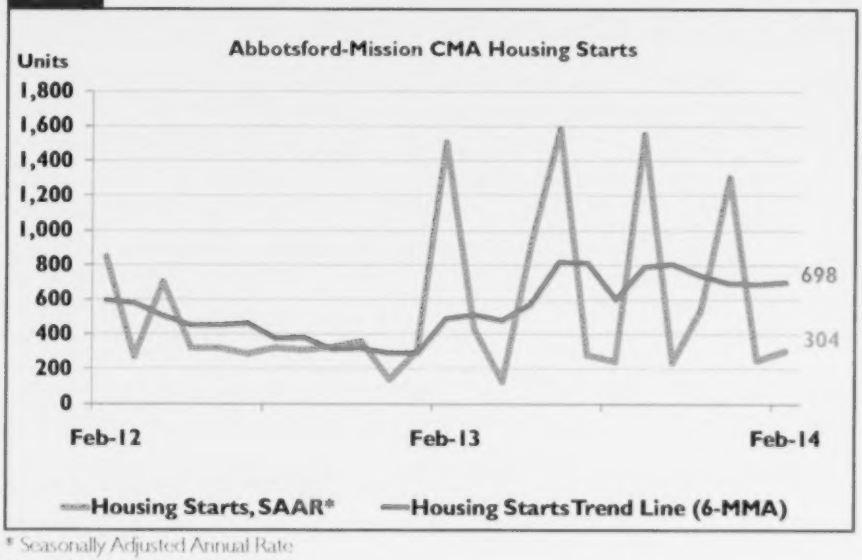
Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 18,707 units in February 2014 compared to 19,107 in January 2014 (Table 1). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts. Actual monthly housing starts totalled 2,356 in February 2014. The new construction activity was driven mostly by condominium multiples starts in the the Cities of Vancouver, North Vancouver, and Surrey.

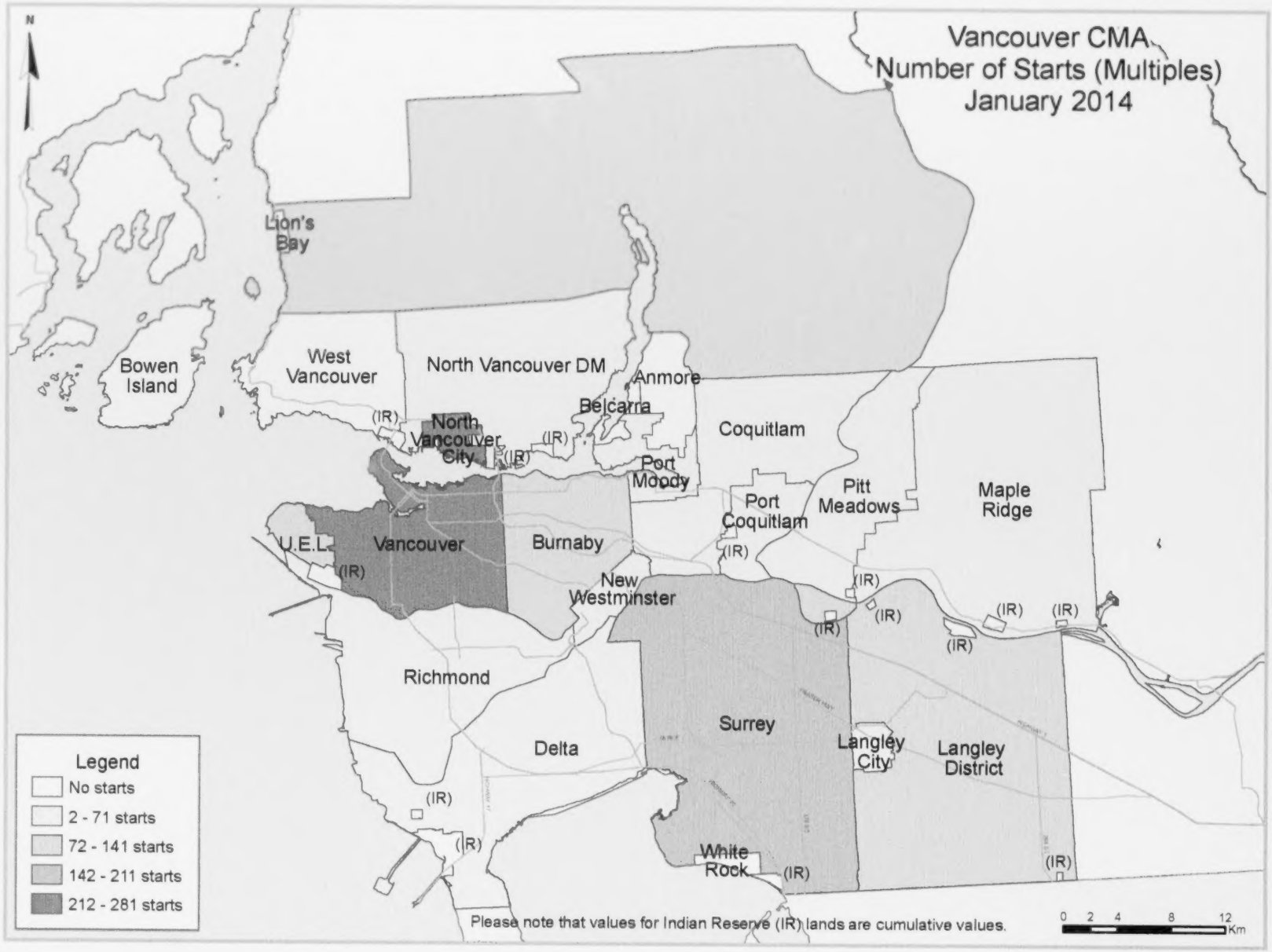
The number of new construction housing units completed increased to 1,716 units in February, up from 1,198 units a year ago (Table 1.2). Much of the increase was from the Cities of Vancouver, Surrey, and Burnaby, where multiple-family projects are more prevalent. This increase in completions helped to bolster the absorption of new housing to 1,411 units in February 2014 from 1,168 units a year ago. Still, the inventory of completed and unabsorbed new housing remained relatively high, especially for single-detached units.

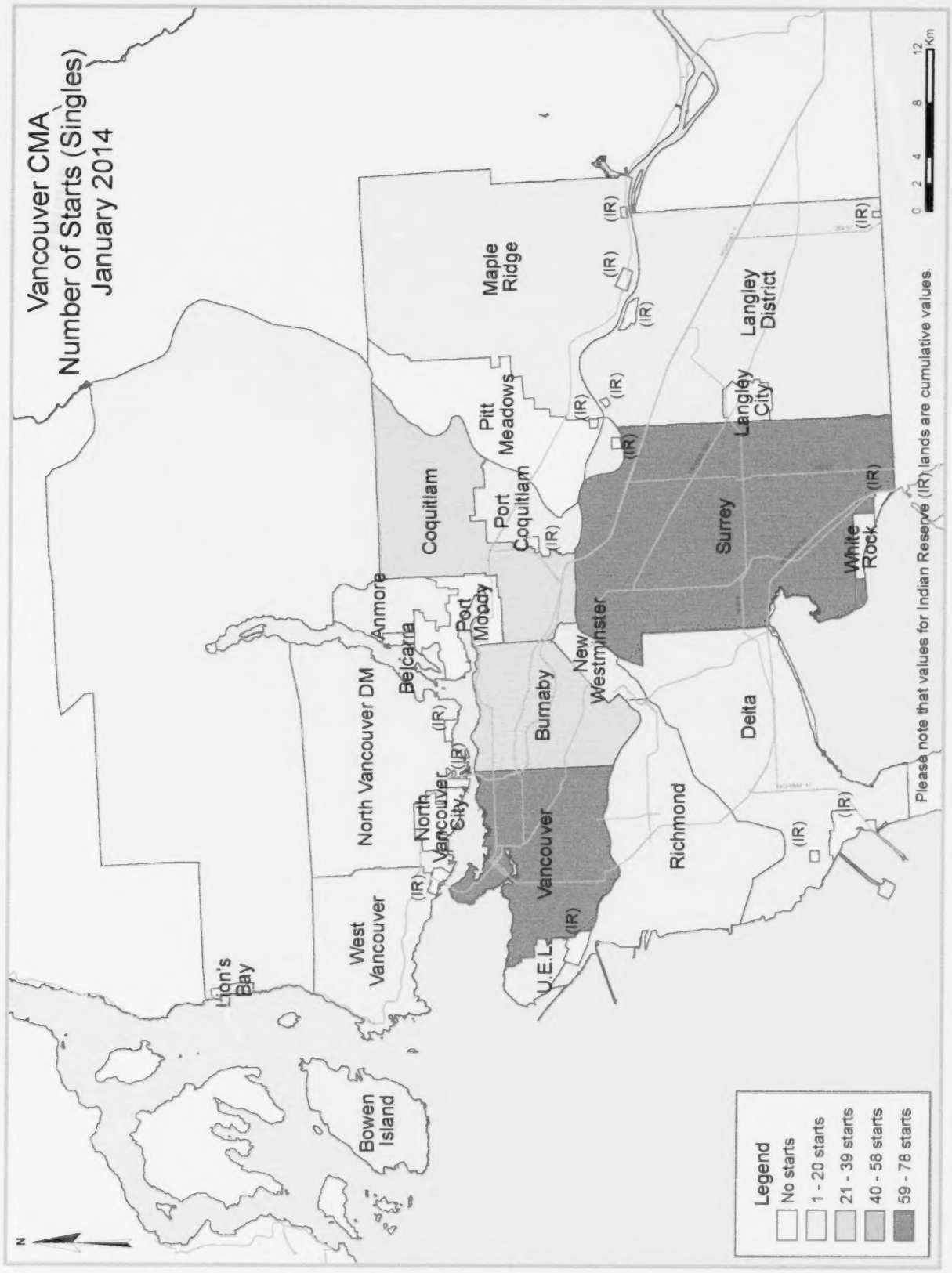
Housing starts in the Abbotsford-Mission CMA were trending at 698 units in February, compared to 688 units in January. Actual monthly housing starts in February 2014 totalled 21 units and the majority were single-detached housing starts. With strong multiple-family housing starts during the latter part of 2013, the number of units under construction remained elevated at 625 in February 2014, up from 334 units a year ago.

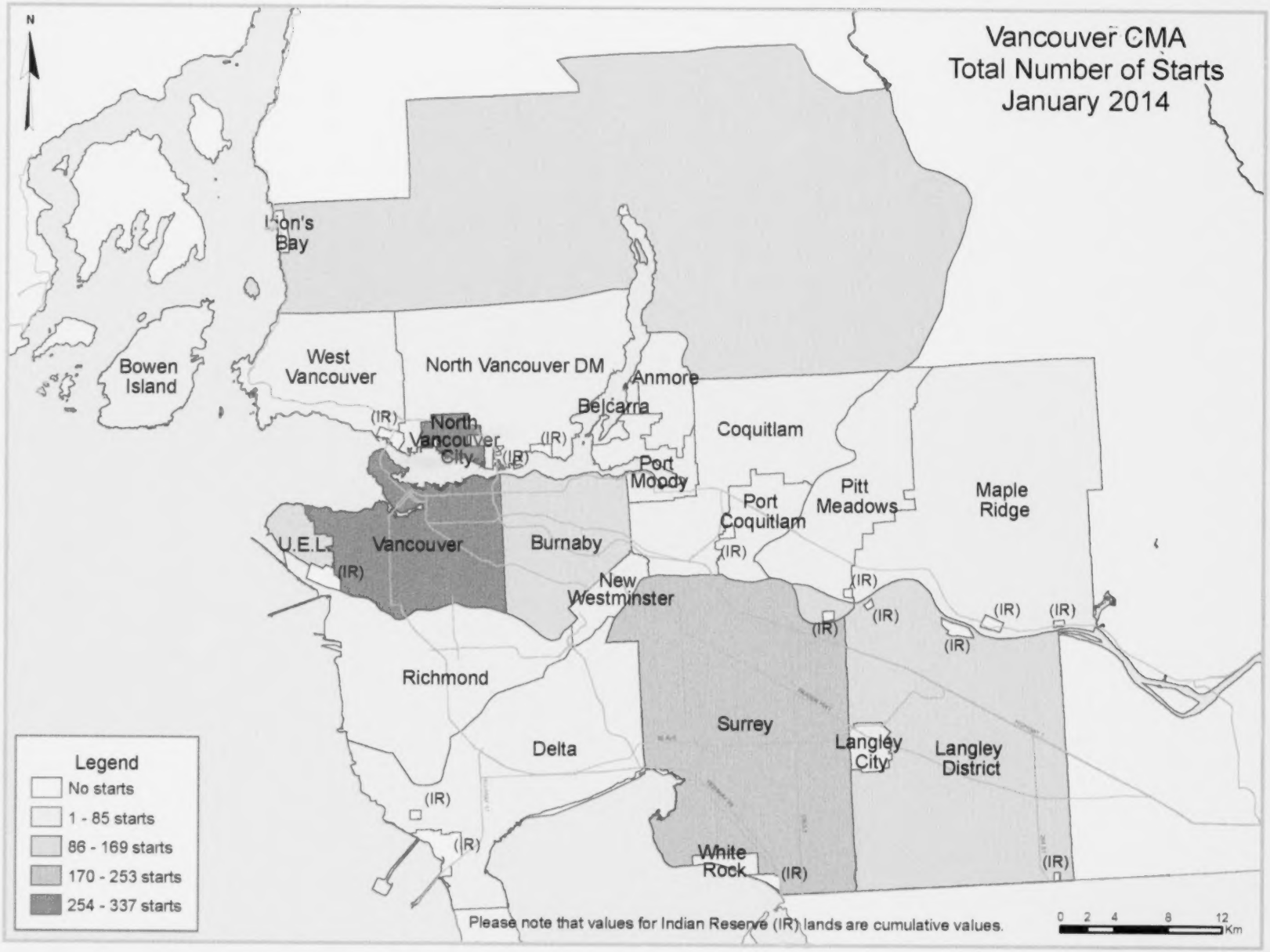
Figure 2

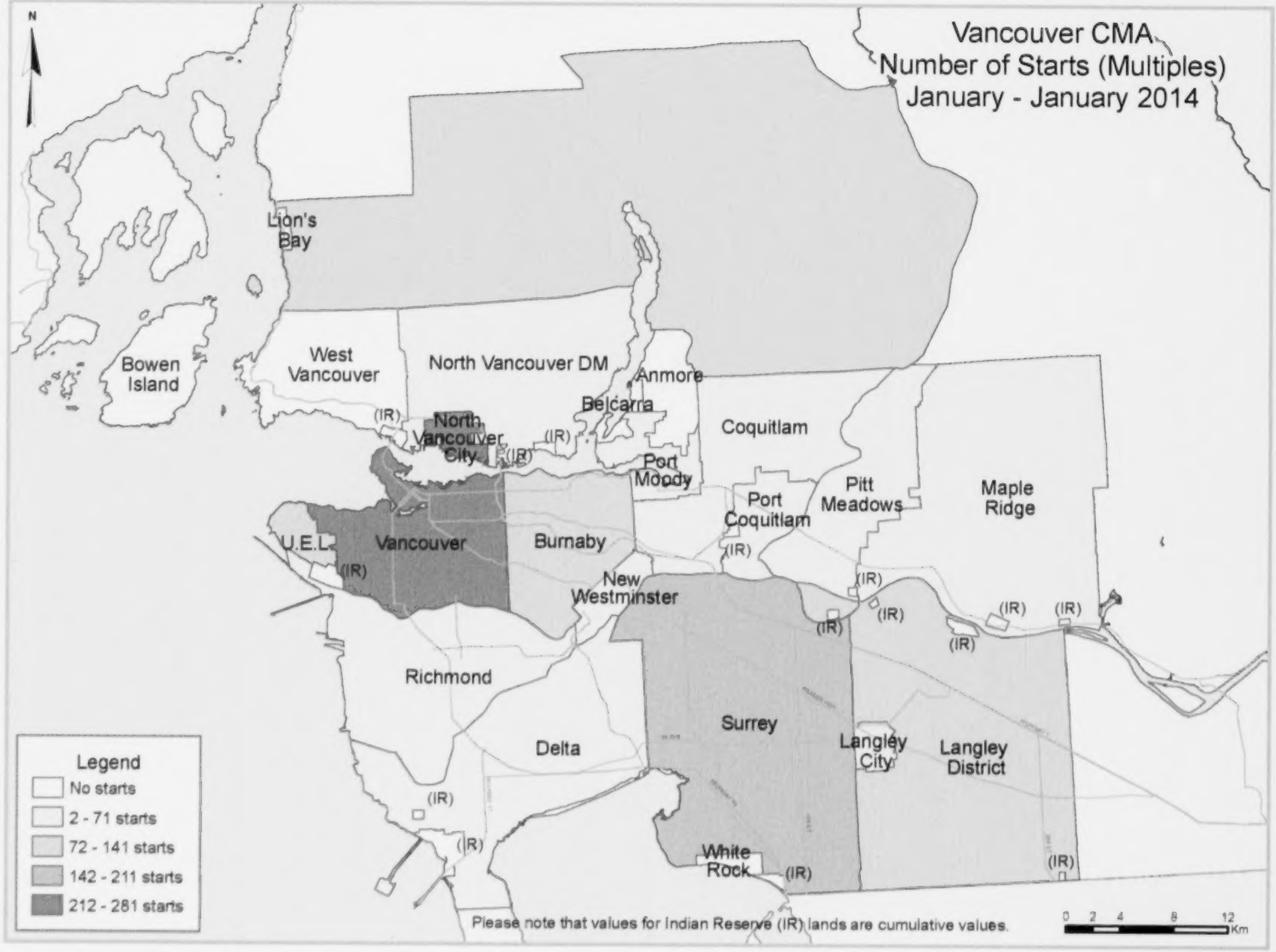


* Seasonally Adjusted Annual Rate
Source: CMHC


Vancouver CMA
Number of Starts (Multiples)
January 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 71 starts
72 - 141 starts
142 - 211 starts
212 - 281 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Singles)
January 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 20 starts
21 - 39 starts
40 - 58 starts
59 - 78 starts
0 2 4 8 12 Km
N


Vancouver CMA
Total Number of Starts
January 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 85 starts
86 - 169 starts
170 - 253 starts
254 - 337 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Multiples)
January - January 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
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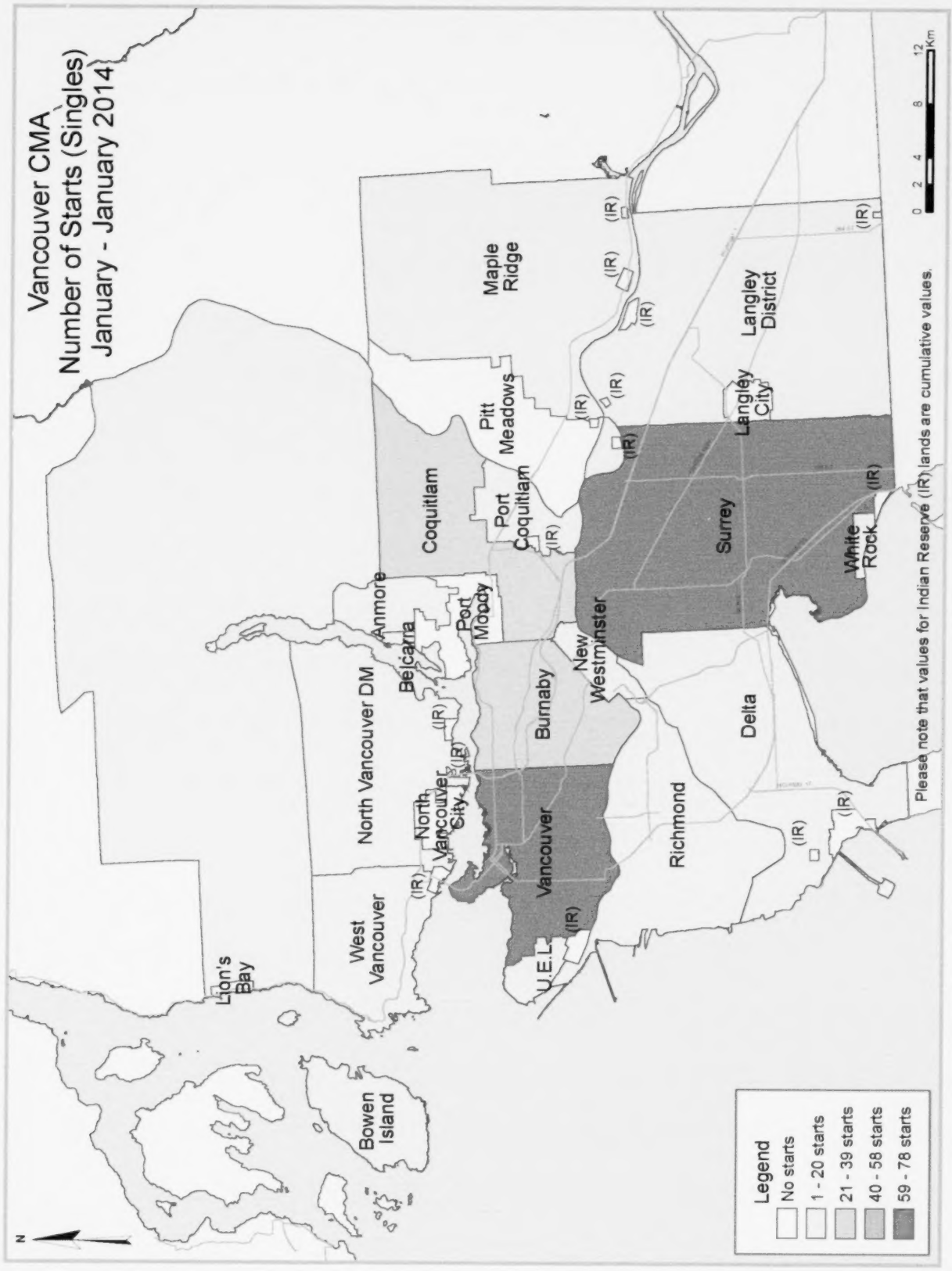
72 - 141 starts
142 - 211 starts
212 - 281 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
January - January 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
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Langley District
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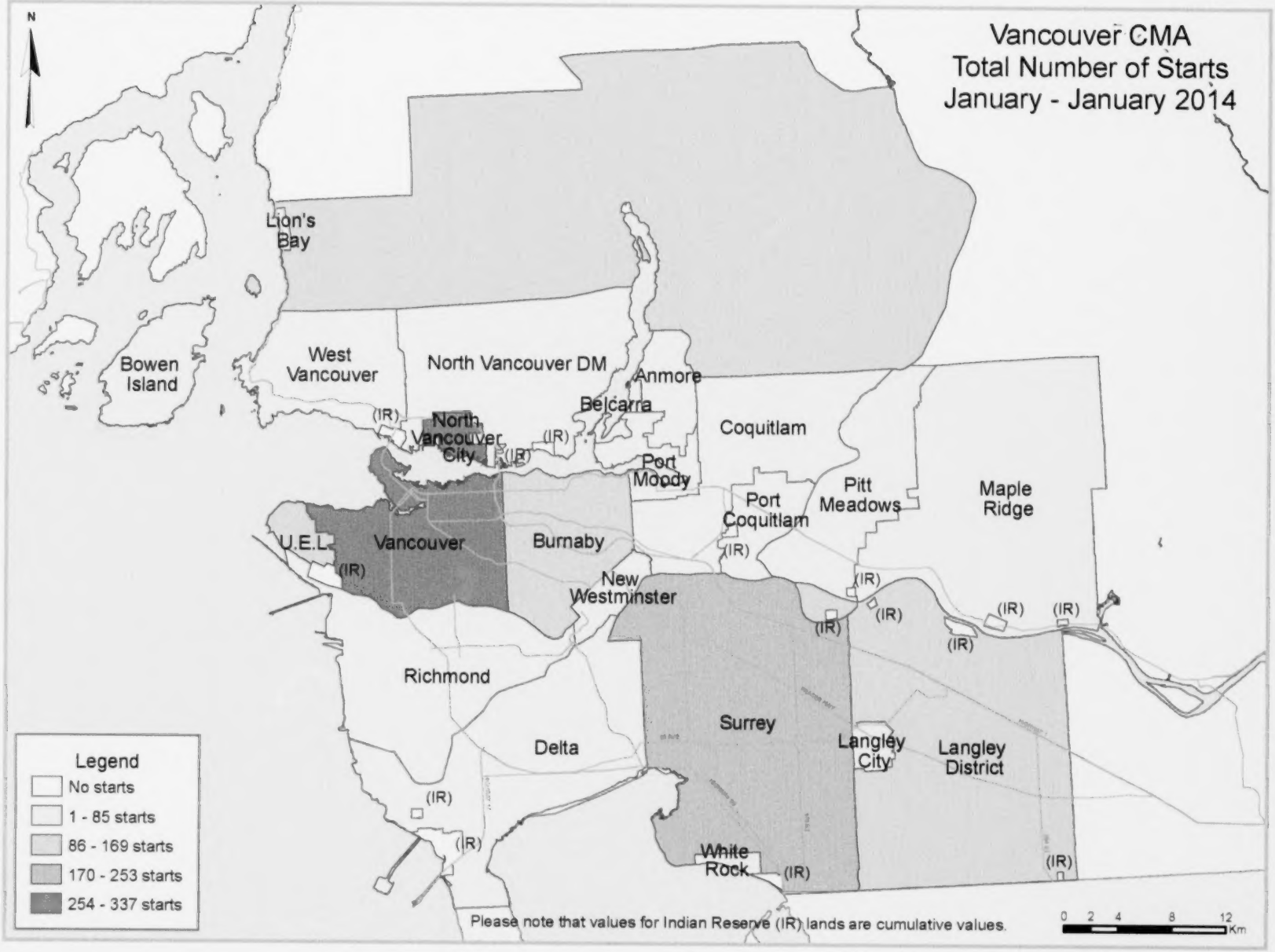
40 - 58 starts
59 - 78 starts
0 2 4 8 12 Km
N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January - January 2014
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North Vancouver DM
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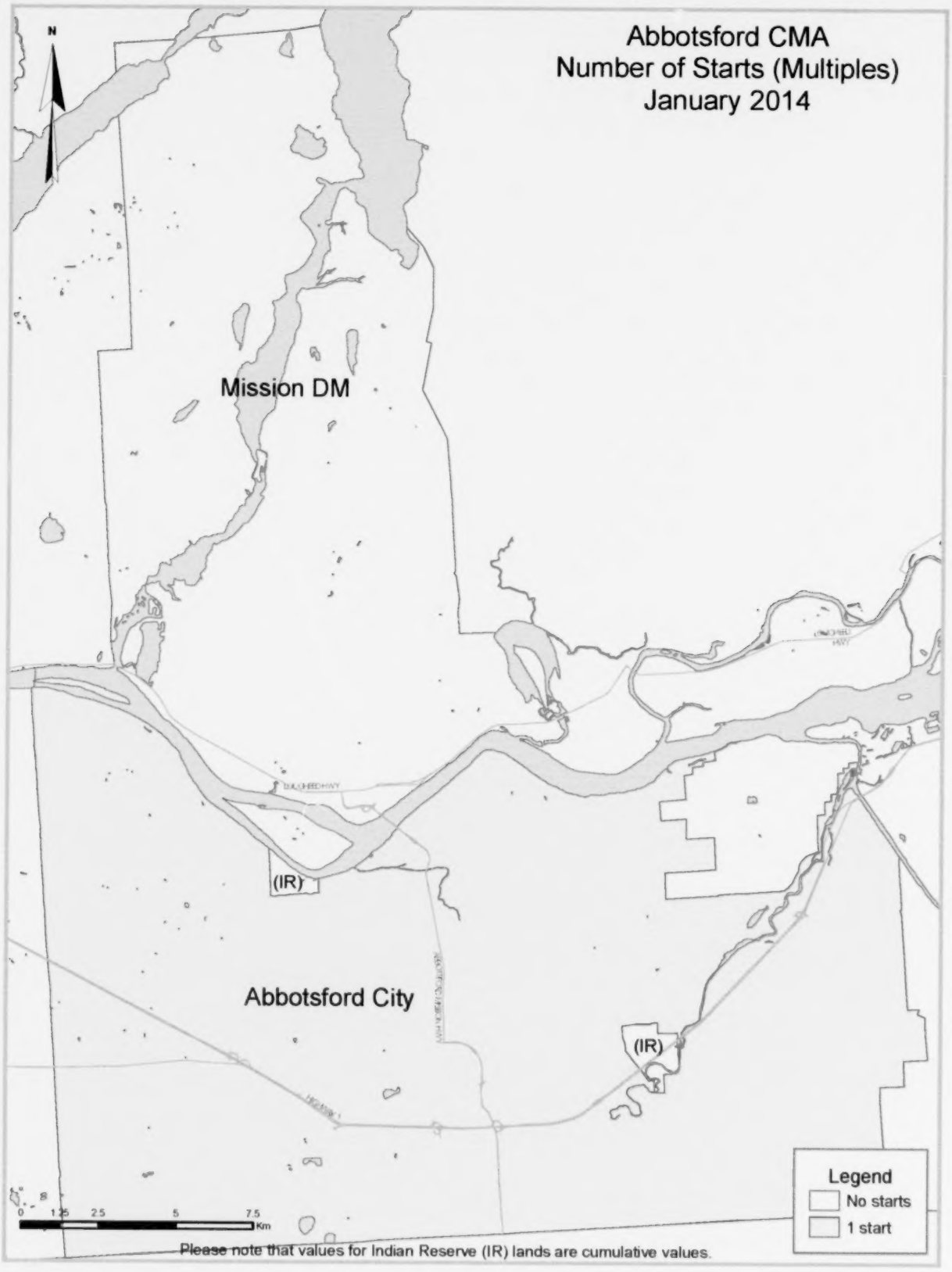
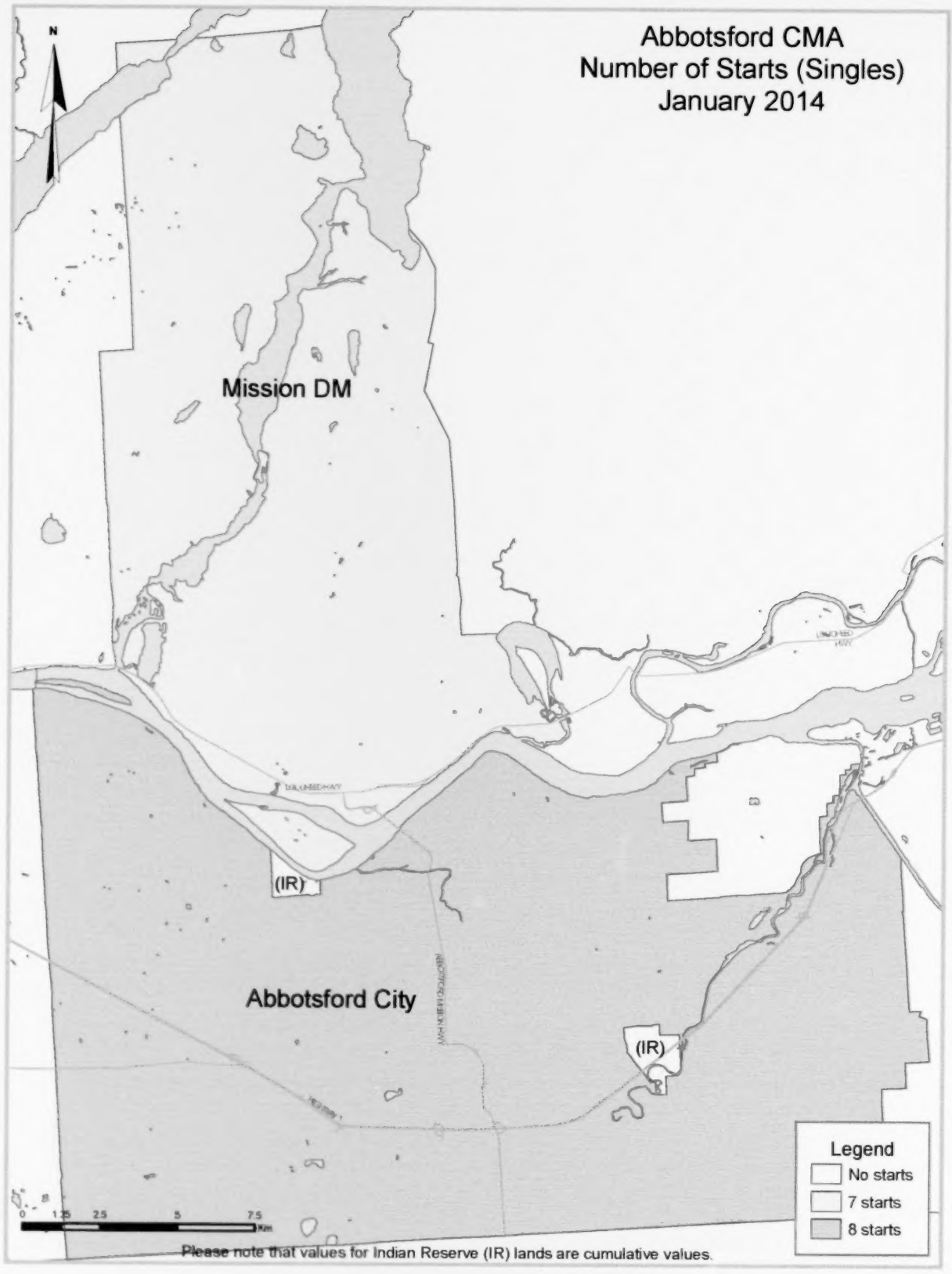
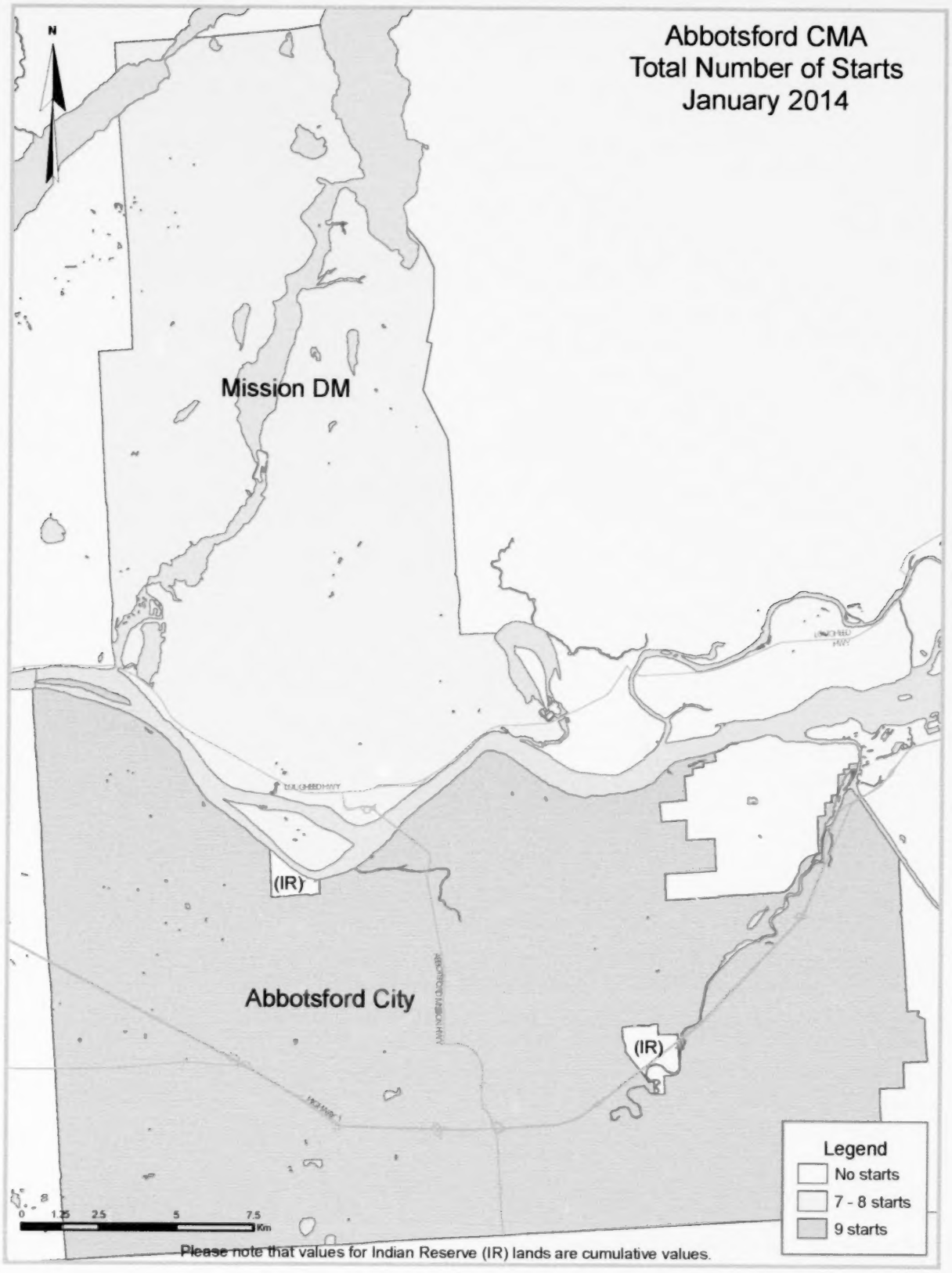
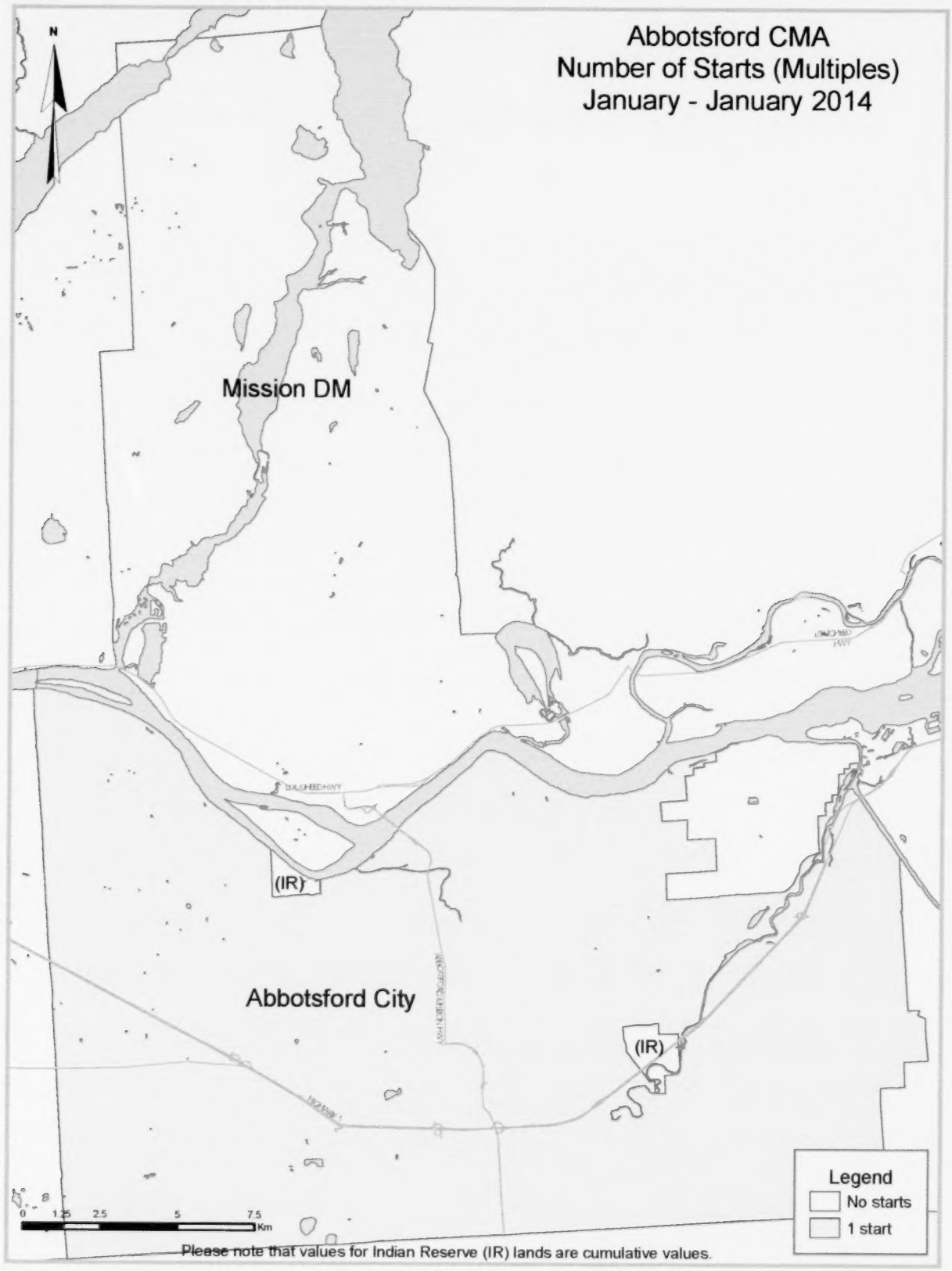
Km


Abbotsford CMA
Number of Starts (Multiples)
January 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
1 start
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 starts
8 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 8 starts
9 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - January 2014
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Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
1 start
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Km
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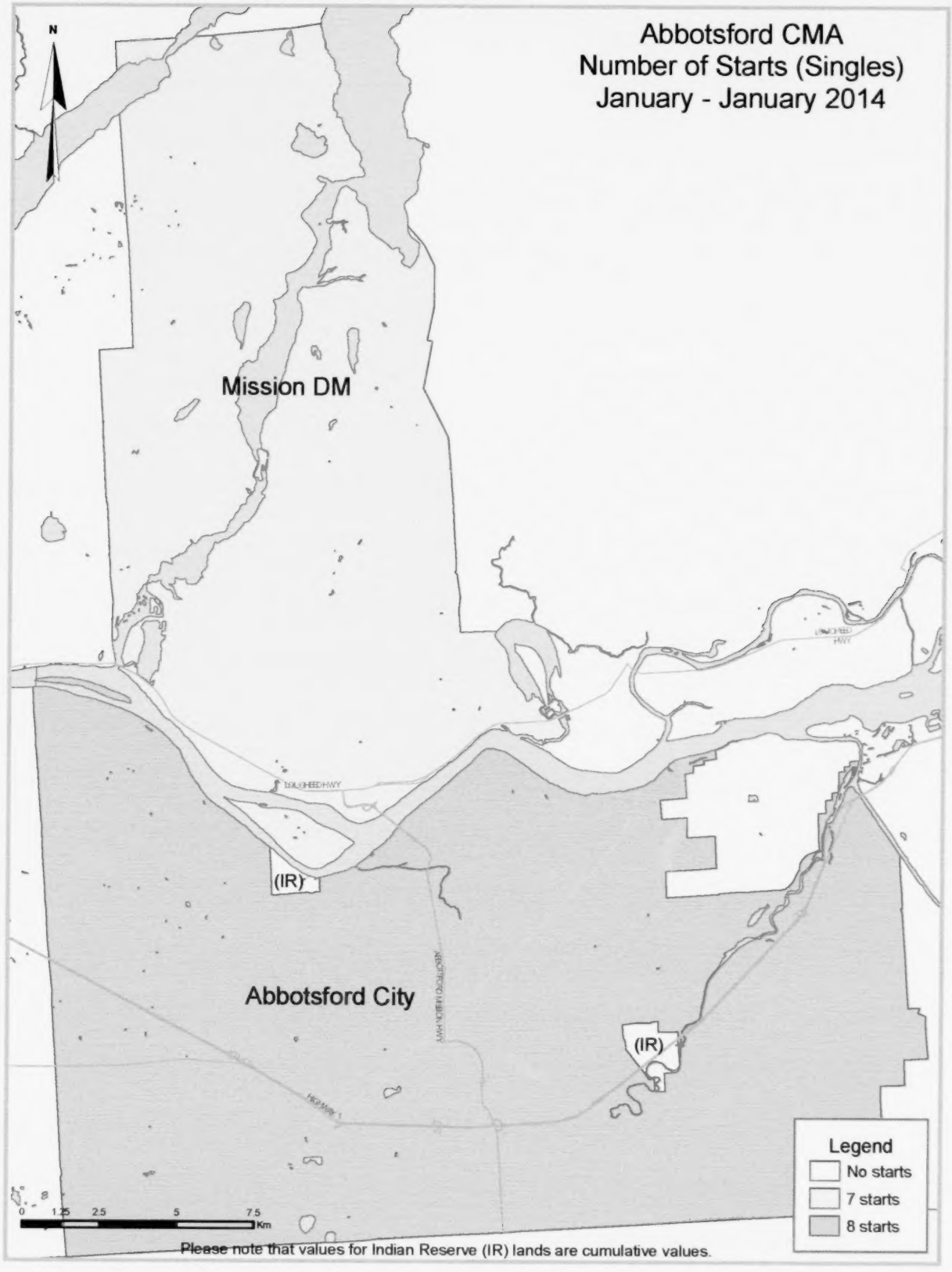
Abbotsford CMA
Number of Starts (Singles)
January - January 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
7 starts
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Km
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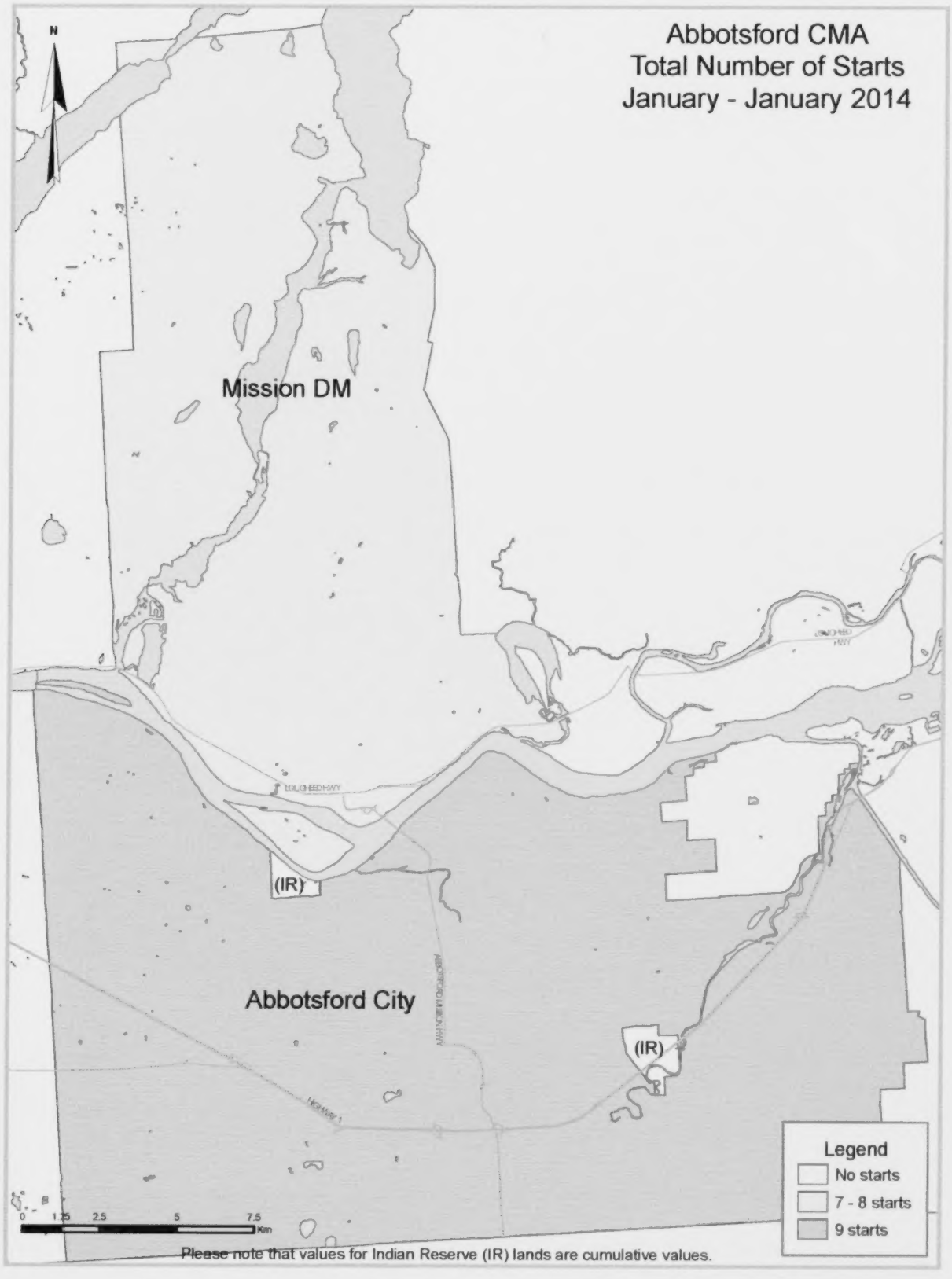
Abbotsford CMA
Total Number of Starts
January - January 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 8 starts
9 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2014		
Vancouver CMA[1]	January 2014	February 2014
Trend[2]	19,107	18,707
SAAR	19,195	15,017
	February 2013	February 2014
Actual		
February - Single-Detached	279	264
February - Multiples	831	911
February - Total	1,110	1,175
January to February - Single-Detached	602	536
January to February - Multiples	1,754	2,178
January to February - Total	2,356	2,714

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	225	26	0	4	279	475	35	131	1,175
February 2013	230	36	0	1	264	360	48	171	1,110
% Change	-2.2	-27.8	n/a	**	5.7	31.9	-27.1	-23.4	5.9
Year-to-date 2014	477	44	0	4	497	1,202	55	435	2,714
Year-to-date 2013	497	54	0	2	411	1,022	103	267	2,356
% Change	-4.0	-18.5	n/a	100.0	20.9	17.6	-46.6	62.9	15.2
UNDER CONSTRUCTION									
February 2014	3,148	272	17	12	2,308	13,946	313	2,759	22,775
February 2013	3,309	346	1,049	28	1,950	13,920	395	1,964	22,961
% Change	-4.9	-21.4	-98.4	-57.1	18.4	0.2	-20.8	40.5	-0.8
COMPLETIONS									
February 2014	327	72	0	2	136	863	25	291	1,716
February 2013	274	18	0	11	188	600	33	74	1,198
% Change	19.3	**	n/a	-81.8	-27.7	43.8	-24.2	**	43.2
Year-to-date 2014	667	142	14	3	278	1,567	72	398	3,141
Year-to-date 2013	576	40	0	12	365	1,079	61	173	2,306
% Change	15.8	**	n/a	-75.0	-23.8	45.2	18.0	130.1	36.2
COMPLETED & NOT ABSORBED									
February 2014	1,305	125	22	7	649	2,003	n/a	n/a	4,111
February 2013	1,169	112	569	15	721	1,578	n/a	n/a	4,164
% Change	11.6	11.6	-96.1	-53.3	-10.0	26.9	n/a	n/a	-1.3
ABSORBED									
February 2014	372	74	1	3	123	838	n/a	n/a	1,411
February 2013	185	13	59	8	244	659	n/a	n/a	1,168
% Change	101.1	**	-98.3	-62.5	-49.6	27.2	n/a	n/a	20.8
Year-to-date 2014	696	127	16	4	283	1,556	n/a	n/a	2,682
Year-to-date 2013	420	23	142	8	402	942	n/a	n/a	1,937
% Change	65.7	**	-88.7	-50.0	-29.6	65.2	n/a	n/a	38.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
February 2014	27	6	0	0	55	22	0	0	110
February 2013	12	12	0	0	0	0	0	0	24
Delta									
February 2014	12	0	0	0	0	0	1	5	18
February 2013	9	2	0	0	2	0	0	5	18
Langley									
February 2014	8	0	0	0	36	4	1	3	52
February 2013	11	0	0	0	20	66	2	6	105
Maple Ridge / Pitt Meadows									
February 2014	16	0	0	0	6	0	0	0	22
February 2013	16	0	0	0	0	0	0	0	16
New Westminster									
February 2014	4	0	0	0	27	0	0	0	31
February 2013	3	0	0	0	35	0	0	0	38
North Vancouver									
February 2014	7	4	0	0	0	111	0	61	183
February 2013	10	0	0	0	0	0	1	23	34
Richmond									
February 2014	23	0	0	0	6	76	0	12	117
February 2013	11	0	0	0	25	0	0	2	38
Surrey									
February 2014	46	2	0	4	131	42	1	18	244
February 2013	69	0	0	0	83	0	11	20	183
Tri-Cities									
February 2014	15	0	0	0	18	0	0	9	42
February 2013	29	2	0	1	82	109	7	8	238
University Endowment Lands									
February 2014	2	0	0	0	0	0	0	0	2
February 2013	1	0	0	0	7	0	0	0	8
Vancouver City									
February 2014	55	14	0	0	0	220	31	21	341
February 2013	44	20	0	0	10	185	26	106	391
West Vancouver									
February 2014	7	0	0	0	0	0	0	0	7
February 2013	10	0	0	0	0	0	0	0	10
White Rock									
February 2014	3	0	0	0	0	0	1	2	6
February 2013	2	0	0	0	0	0	0	1	3
Indian Reserves									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2014	225	26	0	4	279	475	35	131	1,175
February 2013	230	36	0	1	264	360	48	171	1,110

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
February 2014	263	64	0	0	194	2,811	0	0	3,332
February 2013	360	118	0	0	64	1,757	0	6	2,305
Delta									
February 2014	106	12	0	1	40	88	7	43	297
February 2013	79	38	36	3	12	120	2	16	306
Langley									
February 2014	207	0	4	6	272	342	1	145	977
February 2013	152	2	110	18	131	461	2	31	907
Maple Ridge / Pitt Meadows									
February 2014	126	6	0	0	127	338	1	0	598
February 2013	142	2	0	0	63	411	3	0	621
New Westminster									
February 2014	61	4	0	0	134	496	0	0	695
February 2013	28	6	0	0	79	709	0	25	847
North Vancouver									
February 2014	178	12	0	0	0	832	5	250	1,277
February 2013	119	10	100	1	50	713	5	101	1,099
Richmond									
February 2014	254	12	0	1	258	1,665	11	77	2,278
February 2013	289	4	118	4	134	1,694	7	268	2,518
Surrey									
February 2014	576	4	0	4	942	921	19	191	2,657
February 2013	655	6	214	0	996	1,229	38	111	3,249
Tri-Cities									
February 2014	220	10	12	0	212	801	7	183	1,445
February 2013	167	16	133	2	292	1,722	16	59	2,407
University Endowment Lands									
February 2014	11	0	0	0	0	0	0	94	105
February 2013	10	0	0	0	7	250	0	0	267
Vancouver City									
February 2014	830	146	1	0	84	5,457	258	1,736	8,512
February 2013	1,022	144	310	0	100	4,616	321	1,058	7,571
West Vancouver									
February 2014	222	2	0	0	24	108	1	0	357
February 2013	198	0	0	0	12	39	0	271	520
White Rock									
February 2014	59	0	0	0	21	87	2	38	207
February 2013	44	0	26	0	10	199	0	17	296
Indian Reserves									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
February 2014	3,148	272	17	12	2,308	13,946	313	2,759	22,775
February 2013	3,309	346	1,049	28	1,950	13,920	395	1,964	22,961

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
February 2014	61	38	0	0	0	18	0	0	117
February 2013	16	4	0	0	0	0	0	0	20
Delta									
February 2014	4	2	0	0	0	13	0	2	21
February 2013	8	2	0	0	0	0	1	2	13
Langley									
February 2014	12	0	0	0	15	0	0	6	33
February 2013	24	0	0	10	27	0	0	13	74
Maple Ridge / Pitt Meadows									
February 2014	14	0	0	0	11	0	0	0	25
February 2013	21	0	0	0	0	0	1	0	22
New Westminster									
February 2014	1	0	0	0	0	0	0	0	1
February 2013	0	0	0	0	0	0	0	0	0
North Vancouver									
February 2014	3	0	0	0	4	84	0	2	93
February 2013	3	0	0	0	0	0	0	1	4
Richmond									
February 2014	35	0	0	0	6	0	1	63	105
February 2013	17	0	0	0	12	427	11	5	472
Surrey									
February 2014	62	0	0	0	82	99	7	17	267
February 2013	74	0	0	0	50	0	9	16	149
Tri-Cities									
February 2014	24	10	0	2	14	60	0	11	121
February 2013	34	2	0	0	61	70	0	19	186
University Endowment Lands									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
February 2014	103	22	0	0	4	589	16	46	780
February 2013	65	10	0	1	38	0	10	18	142
West Vancouver									
February 2014	3	0	0	0	0	0	0	141	144
February 2013	5	0	0	0	0	0	0	0	5
White Rock									
February 2014	4	0	0	0	0	0	0	3	7
February 2013	3	0	0	0	0	0	0	0	3
Indian Reserves									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	103	0	0	103
Vancouver CMA									
February 2014	327	72	0	2	136	863	25	291	1,716
February 2013	274	18	0	11	188	600	33	74	1,198

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
February 2014	117	35	0	0	17	66	n/a	n/a	235
February 2013	121	41	0	0	34	209	n/a	n/a	405
Delta									
February 2014	15	8	0	2	10	14	n/a	n/a	49
February 2013	17	4	4	0	10	6	n/a	n/a	41
Langley									
February 2014	64	0	0	0	66	161	n/a	n/a	291
February 2013	39	2	52	9	56	98	n/a	n/a	256
Maple Ridge / Pitt Meadows									
February 2014	117	2	0	0	28	124	n/a	n/a	271
February 2013	122	0	0	0	45	5	n/a	n/a	172
New Westminster									
February 2014	8	5	0	0	8	89	n/a	n/a	110
February 2013	31	0	0	0	20	75	n/a	n/a	126
North Vancouver									
February 2014	35	1	4	0	29	260	n/a	n/a	329
February 2013	27	3	35	3	47	149	n/a	n/a	264
Richmond									
February 2014	216	3	7	3	77	61	n/a	n/a	367
February 2013	176	4	123	0	74	110	n/a	n/a	487
Surrey									
February 2014	240	0	4	0	319	409	n/a	n/a	972
February 2013	254	0	104	0	237	295	n/a	n/a	890
Tri-Cities									
February 2014	85	8	1	0	38	277	n/a	n/a	409
February 2013	47	14	63	0	87	151	n/a	n/a	362
University Endowment Lands									
February 2014	0	0	0	0	2	43	n/a	n/a	45
February 2013	0	0	0	0	4	30	n/a	n/a	34
Vancouver City									
February 2014	370	62	6	2	47	421	n/a	n/a	908
February 2013	303	42	180	3	97	432	n/a	n/a	1,057
West Vancouver									
February 2014	21	0	0	0	0	0	n/a	n/a	21
February 2013	20	2	0	0	4	0	n/a	n/a	26
White Rock									
February 2014	9	1	0	0	8	78	n/a	n/a	96
February 2013	4	0	6	0	6	18	n/a	n/a	34
Indian Reserves									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
February 2014	1,305	125	22	7	649	2,003	n/a	n/a	4,111
February 2013	1,169	112	569	15	721	1,578	n/a	n/a	4,164

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
February 2014	52	37	0	0	1	22	n/a	n/a	112
February 2013	5	6	0	0	1	19	n/a	n/a	31
Delta									
February 2014	5	10	0	0	0	0	n/a	n/a	15
February 2013	10	2	2	0	2	6	n/a	n/a	22
Langley									
February 2014	18	0	0	0	2	14	n/a	n/a	34
February 2013	24	0	16	8	23	22	n/a	n/a	93
Maple Ridge / Pitt Meadows									
February 2014	11	0	0	0	9	37	n/a	n/a	57
February 2013	6	0	0	0	0	2	n/a	n/a	8
New Westminster									
February 2014	3	0	0	0	0	7	n/a	n/a	10
February 2013	2	2	0	0	4	7	n/a	n/a	15
North Vancouver									
February 2014	10	0	1	1	11	89	n/a	n/a	112
February 2013	1	1	7	0	6	0	n/a	n/a	15
Richmond									
February 2014	58	0	0	0	3	3	n/a	n/a	64
February 2013	4	0	2	0	16	367	n/a	n/a	389
Surrey									
February 2014	77	0	0	0	67	32	n/a	n/a	176
February 2013	74	0	16	0	77	7	n/a	n/a	174
Tri-Cities									
February 2014	22	10	0	2	21	67	n/a	n/a	122
February 2013	23	0	8	0	65	79	n/a	n/a	175
University Endowment Lands									
February 2014	0	0	0	0	0	1	n/a	n/a	1
February 2013	0	0	0	0	0	3	n/a	n/a	3
Vancouver City									
February 2014	109	17	0	0	9	561	n/a	n/a	696
February 2013	25	2	8	0	50	44	n/a	n/a	129
West Vancouver									
February 2014	3	0	0	0	0	0	n/a	n/a	3
February 2013	6	0	0	0	0	0	n/a	n/a	6
White Rock									
February 2014	2	0	0	0	0	5	n/a	n/a	7
February 2013	2	0	0	0	0	0	n/a	n/a	2
Indian Reserves									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	103	n/a	n/a	103
Vancouver CMA									
February 2014	372	74	1	3	123	838	n/a	n/a	1,411
February 2013	185	13	59	8	244	659	n/a	n/a	1,168

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Anmore	0	4	0	0	0	0	0	0	0	4	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	4	0	0	0	0	0	0	8	4	100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	1	2	2	6	27	0	0	0	30	8	**
Burnaby - Central Park	4	1	2	0	0	0	22	0	28	1	**
Burnaby - Remainder	14	5	4	6	26	0	0	0	44	11	**
Burnaby Total	27	12	8	12	53	0	22	0	110	24	**
Coquitlam	15	35	18	6	0	35	9	69	42	145	-71.0
Delta - Tsawwassen	3	4	0	0	0	0	1	1	4	5	-20.0
Delta - Ladner	4	2	0	0	0	0	0	1	4	3	33.3
Delta - North	6	3	0	4	0	0	4	3	10	10	0.0
Delta	13	9	0	4	0	0	5	5	18	18	0.0
Langley City	0	0	0	0	8	0	0	0	8	0	n/a
Langley District	9	13	0	0	28	20	7	72	44	105	-58.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	15	16	0	0	6	0	0	0	21	16	31.3
New Westminster	4	3	0	0	27	35	0	0	31	38	-18.4
North Vancouver City	0	3	4	0	0	0	55	18	59	21	181.0
North Vancouver DM	7	8	0	0	0	0	117	5	124	13	**
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	0	2	0	0	0	43	0	48	0	93	-100.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	23	11	6	0	0	25	88	2	117	38	**
Surrey - South	15	21	4	0	40	40	42	6	101	67	50.7
Surrey - Cloverdale	8	20	4	0	57	10	4	1	73	31	135.5
Surrey - North	23	29	0	0	28	33	13	10	64	72	-11.1
Surrey - Guildford	0	3	0	0	0	0	0	1	0	4	-100.0
Surrey - Whalley	5	7	0	0	0	0	1	2	6	9	-33.3
Surrey Total	51	80	8	0	125	83	60	20	244	183	33.3
University Endowment Lands	2	1	0	0	0	7	0	0	2	8	-75.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	6	0	0	50	0	50	6	**
Vancouver - False Creek	0	0	0	0	0	0	0	273	0	273	-100.0
Vancouver - Granville/Oak	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Kerrisdale	7	5	0	0	0	0	28	0	35	5	**
Vancouver - Marpole	5	3	4	0	0	0	0	1	9	4	125.0
Vancouver - Eastside	47	49	8	6	0	10	71	14	126	79	59.5
Vancouver - Mt. Pleasant	0	0	2	6	0	0	90	0	92	6	**
Vancouver - Strath/Grand	2	0	0	2	0	0	0	0	2	2	0.0
Vancouver - Westside	24	13	0	0	0	0	2	3	26	16	62.5
Vancouver Total	86	70	14	20	0	10	241	291	341	391	-12.8
West Vancouver	7	10	0	0	0	0	0	0	7	10	-30.0
White Rock	4	2	0	0	0	0	2	1	6	3	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	264	279	58	42	247	258	606	531	1,175	1,110	5.9

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	4	4	0	0	0	0	0	0	4	4	0.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	2	2	0	0	0	0	0	1	2	3	-33.3
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	15	8	0	0	0	0	0	0	15	8	87.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	2	2	8	27	0	0	0	32	10	**
Burnaby - Central Park	7	5	2	0	0	0	66	0	75	5	**
Burnaby - Remainder	25	18	10	6	26	0	46	0	107	24	**
Burnaby Total	50	33	14	14	53	0	112	0	229	47	**
Coquitlam	39	52	18	14	3	41	25	75	85	182	-53.3
Delta - Tsawwassen	4	6	0	0	0	0	2	1	6	7	-14.3
Delta - Ladner	8	2	0	0	0	0	2	1	10	3	**
Delta - North	9	8	0	8	0	0	7	8	16	24	-33.3
Delta	21	16	0	8	0	0	11	10	32	34	-5.9
Langley City	0	0	0	0	33	0	0	0	33	0	n/a
Langley District	16	27	2	0	55	24	115	78	188	129	45.7
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	27	27	2	0	19	0	0	0	48	27	77.8
New Westminster	7	5	0	2	42	55	0	0	49	62	-21.0
North Vancouver City	0	3	4	0	0	0	336	217	340	220	54.5
North Vancouver DM	15	18	0	0	0	0	120	14	135	32	**
Pitt Meadows	1	1	2	0	0	0	64	0	67	1	**
Port Coquitlam	5	3	0	0	20	63	4	49	29	115	-74.8
Port Moody	0	0	2	0	0	0	0	0	2	0	n/a
Richmond	43	28	6	0	40	29	92	97	181	154	17.5
Surrey - South	32	42	10	0	40	56	45	58	127	156	-18.6
Surrey - Cloverdale	17	26	6	0	75	45	8	68	106	139	-23.7
Surrey - North	70	46	2	2	73	65	42	17	187	130	43.8
Surrey - Guildford	0	6	0	0	0	0	0	3	0	9	-100.0
Surrey - Whalley	10	20	0	0	0	0	62	8	72	28	157.1
Surrey Total	129	140	18	2	188	166	157	154	492	462	6.5
University Endowment Lands	3	1	0	0	0	7	94	155	97	163	-40.5
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	21	0	21	-100.0
Vancouver - Kitsilano	0	3	0	6	0	0	50	1	50	10	**
Vancouver - False Creek	0	0	0	0	0	0	0	288	0	288	-100.0
Vancouver - Granville/Oak	1	3	0	0	0	0	3	5	4	8	-50.0
Vancouver - Kerrisdale	11	11	0	0	0	0	30	0	41	11	**
Vancouver - Marpole	7	9	6	2	0	0	1	1	14	12	16.7
Vancouver - Eastside	84	127	12	12	0	10	322	49	418	198	111.1
Vancouver - Mt. Pleasant	0	0	2	6	0	0	90	58	92	64	43.8
Vancouver - Strath/Grand	2	0	0	4	0	0	6	0	8	4	100.0
Vancouver - Westside	48	60	0	0	0	0	3	12	51	72	-29.2
Vancouver Total	153	213	20	30	0	10	505	435	678	688	-1.5
West Vancouver	14	22	0	0	0	0	0	0	14	22	-36.4
White Rock	5	7	0	0	0	0	2	4	7	11	-36.4
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	536	602	88	70	453	395	1,637	1,289	2,714	2,356	15.2

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	27	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	22	0	0	0
Burnaby - Remainder	26	0	0	0	0	0	0	0
Burnaby Total	53	0	0	0	22	0	0	0
Coquitlam	0	35	0	0	0	63	9	6
Delta - Tsawwassen	0	0	0	0	0	0	1	1
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	4	3
Delta	0	0	0	0	0	0	5	5
Langley City	8	0	0	0	0	0	0	0
Langley District	28	20	0	0	4	66	3	6
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	0	0	0	0	0	0	0
New Westminster	27	35	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	55	18
North Vancouver DM	0	0	0	0	111	0	6	5
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	43	0	0	0	46	0	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	25	0	0	76	0	12	2
Surrey - South	40	40	0	0	42	0	0	6
Surrey - Cloverdale	57	10	0	0	0	0	4	1
Surrey - North	28	33	0	0	0	0	13	10
Surrey - Guildford	0	0	0	0	0	0	0	1
Surrey - Whalley	0	0	0	0	0	0	1	2
Surrey Total	125	83	0	0	42	0	18	20
University Endowment Lands	0	7	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	50	0	0	0
Vancouver - False Creek	0	0	0	0	0	183	0	90
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	27	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	0	1
Vancouver - Eastside	0	10	0	0	53	0	18	14
Vancouver - Mt. Pleasant	0	0	0	0	90	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	2	2	1
Vancouver Total	0	10	0	0	220	185	21	106
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	1
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	247	258	0	0	475	360	131	171

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	27	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	66	0	0	0
Burnaby - Remainder	26	0	0	0	46	0	0	0
Burnaby Total	53	0	0	0	112	0	0	0
Coquitlam	3	41	0	0	0	63	25	12
Delta - Tsawwassen	0	0	0	0	0	0	2	1
Delta - Ladner	0	0	0	0	0	0	2	1
Delta - North	0	0	0	0	0	0	7	8
Delta	0	0	0	0	0	0	11	10
Langley City	33	0	0	0	0	0	0	0
Langley District	55	24	0	0	111	66	4	12
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	0	0	0	0	0	0	0
New Westminster	42	55	0	0	0	0	0	0
North Vancouver City	0	0	0	0	165	196	171	21
North Vancouver DM	0	0	0	0	111	0	9	14
Pitt Meadows	0	0	0	0	64	0	0	0
Port Coquitlam	20	63	0	0	0	46	4	3
Port Moody	0	0	0	0	0	0	0	0
Richmond	40	29	0	0	76	90	16	7
Surrey - South	40	56	0	0	42	50	3	8
Surrey - Cloverdale	75	45	0	0	0	63	8	5
Surrey - North	73	65	0	0	0	0	42	17
Surrey - Guildford	0	0	0	0	0	0	0	3
Surrey - Whalley	0	0	0	0	56	0	6	8
Surrey Total	188	166	0	0	98	113	59	41
University Endowment Lands	0	7	0	0	0	155	94	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	21	0	0
Vancouver - Kitsilano	0	0	0	0	50	0	0	1
Vancouver - False Creek	0	0	0	0	0	198	0	90
Vancouver - Granville/Oak	0	0	0	0	3	4	0	1
Vancouver - Kerrisdale	0	0	0	0	27	0	3	0
Vancouver - Marpole	0	0	0	0	0	0	1	1
Vancouver - Eastside	0	10	0	0	289	10	33	39
Vancouver - Mt. Pleasant	0	0	0	0	90	58	0	0
Vancouver - Strath/Grand	0	0	0	0	6	0	0	0
Vancouver - Westside	0	0	0	0	0	2	3	10
Vancouver Total	0	10	0	0	465	293	40	142
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	453	395	0	0	1,202	1,022	435	267

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Anmore	0	3	0	0	0	1	0	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	4	0	0	0	0	8	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	1	8	29	0	0	0	30	8
Burnaby - Central Park	6	1	22	0	0	0	28	1
Burnaby - Remainder	18	11	26	0	0	0	44	11
Burnaby Total	33	24	77	0	0	0	110	24
Coquitlam	15	29	18	103	9	13	42	145
Delta - Tsawwassen	3	4	0	0	1	1	4	5
Delta - Ladner	3	2	0	0	1	1	4	3
Delta - North	6	5	0	2	4	3	10	10
Delta	12	11	0	2	6	5	18	18
Langley City	0	0	8	0	0	0	8	0
Langley District	8	11	32	86	4	8	44	105
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	16	6	0	0	0	21	16
New Westminster	4	3	27	35	0	0	31	38
North Vancouver City	4	2	0	0	55	19	59	21
North Vancouver DM	7	8	111	0	6	5	124	13
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	0	2	0	89	0	2	0	93
Port Moody	0	0	0	0	0	0	0	0
Richmond	23	11	82	25	12	2	117	38
Surrey - South	11	21	90	40	0	6	101	67
Surrey - Cloverdale	10	12	59	10	4	9	73	31
Surrey - North	22	26	28	33	14	13	64	72
Surrey - Guildford	0	3	0	0	0	1	0	4
Surrey - Whalley	5	7	0	0	1	2	6	9
Surrey Total	48	69	177	83	19	31	244	183
University Endowment Lands	2	1	0	7	0	0	2	8
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	6	50	0	0	0	50	6
Vancouver - False Creek	0	0	0	183	0	90	0	273
Vancouver - Granville/Oak	0	0	0	0	1	0	1	0
Vancouver - Kerrisdale	6	4	27	0	2	1	35	5
Vancouver - Marpole	8	3	0	0	1	1	9	4
Vancouver - Eastside	36	31	53	10	37	38	126	79
Vancouver - Mt. Pleasant	2	6	90	0	0	0	92	6
Vancouver - Strath/Grand	1	2	0	0	1	0	2	2
Vancouver - Westside	16	12	0	2	10	2	26	16
Vancouver Total	69	64	220	195	52	132	341	391
West Vancouver	7	10	0	0	0	0	7	10
White Rock	3	2	0	0	3	1	6	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	251	266	758	625	166	219	1,175	1,110

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	3	3	0	0	1	1	4	4
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	2	2	0	0	0	1	2	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	8	0	0	0	0	15	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	3	10	29	0	0	0	32	10
Burnaby - Central Park	9	5	66	0	0	0	75	5
Burnaby - Remainder	35	24	72	0	0	0	107	24
Burnaby Total	62	47	167	0	0	0	229	47
Coquitlam	39	46	21	116	25	20	85	182
Delta - Tsawwassen	4	6	0	0	2	1	6	7
Delta - Ladner	7	2	0	0	3	1	10	3
Delta - North	9	12	0	4	7	8	16	24
Delta	20	20	0	4	12	10	32	34
Langley City	0	0	33	0	0	0	33	0
Langley District	15	25	168	90	5	14	188	129
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	29	27	19	0	0	0	48	27
New Westminster	7	7	42	55	0	0	49	62
North Vancouver City	4	2	165	196	171	22	340	220
North Vancouver DM	15	18	111	0	9	14	135	32
Pitt Meadows	3	1	64	0	0	0	67	1
Port Coquitlam	5	3	20	109	4	3	29	115
Port Moody	2	0	0	0	0	0	2	0
Richmond	43	28	122	119	16	7	181	154
Surrey - South	28	41	96	106	3	9	127	156
Surrey - Cloverdale	19	17	79	108	8	14	106	139
Surrey - North	69	43	75	67	43	20	187	130
Surrey - Guildford	0	6	0	0	0	3	0	9
Surrey - Whalley	10	20	56	0	6	8	72	28
Surrey Total	126	127	306	281	60	54	492	462
University Endowment Lands	3	1	0	162	94	0	97	163
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	21	0	0	0	21
Vancouver - Kitsilano	0	9	50	0	0	1	50	10
Vancouver - False Creek	0	0	0	198	0	90	0	288
Vancouver - Granville/Oak	0	2	3	4	1	2	4	8
Vancouver - Kerrisdale	9	9	27	0	5	2	41	11
Vancouver - Marpole	12	9	0	0	2	3	14	12
Vancouver - Eastside	63	82	289	20	66	96	418	198
Vancouver - Mt. Pleasant	2	6	90	58	0	0	92	64
Vancouver - Strath/Grand	1	4	6	0	1	0	8	4
Vancouver - Westside	36	44	0	2	15	26	51	72
Vancouver Total	123	165	465	303	90	220	678	688
West Vancouver	14	22	0	0	0	0	14	22
White Rock	4	7	0	0	3	4	7	11
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	521	551	1,703	1,435	490	370	2,714	2,356

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Anmore	2	4	0	0	0	0	0	0	2	4	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	23	3	6	0	0	0	18	0	47	3	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	1	8	2	0	0	0	0	14	3	**
Burnaby - Central Park	3	2	10	0	0	0	0	0	13	2	**
Burnaby - Remainder	29	10	14	2	0	0	0	0	43	12	**
Burnaby Total	61	16	38	4	0	0	18	0	117	20	**
Coquitlam	22	28	24	2	0	43	9	84	55	157	-65.0
Delta - Tsawwassen	0	3	0	0	0	0	0	1	0	4	-100.0
Delta - Ladner	2	6	0	0	0	0	13	1	15	7	114.3
Delta - North	2	0	2	2	0	0	2	0	6	2	200.0
Delta	4	9	2	2	0	0	15	2	21	13	61.5
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	11	34	0	0	15	27	6	13	32	74	-56.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	14	18	0	0	11	0	0	0	25	18	38.9
New Westminster	1	0	0	0	0	0	0	0	1	0	n/a
North Vancouver City	2	0	0	0	4	0	85	0	91	0	n/a
North Vancouver DM	1	3	0	0	0	0	1	1	2	4	-50.0
Pitt Meadows	0	4	0	0	0	0	0	0	0	4	-100.0
Port Coquitlam	3	6	0	0	0	18	62	5	65	29	124.1
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	36	17	0	0	6	23	63	432	105	472	-77.8
Surrey - South	16	20	0	2	39	23	102	3	157	48	**
Surrey - Cloverdale	2	12	0	0	16	13	0	4	18	29	-37.9
Surrey - North	43	39	0	0	27	12	10	7	80	58	37.9
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	8	12	0	0	0	0	4	2	12	14	-14.3
Surrey Total	69	83	0	2	82	48	116	16	267	149	79.2
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	489	0	489	0	n/a
Vancouver - Kitsilano	1	0	0	6	0	0	120	0	121	6	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	2	0	0	4	0	0	1	6	3	100.0
Vancouver - Kerrisdale	12	3	0	0	0	0	2	0	14	3	**
Vancouver - Marpole	16	2	2	0	0	0	4	2	22	4	**
Vancouver - Eastside	28	24	2	0	0	38	10	11	40	73	-45.2
Vancouver - Mt. Pleasant	1	0	16	4	0	0	0	0	17	4	**
Vancouver - Strath/Grand	3	0	2	0	0	0	0	0	5	0	n/a
Vancouver - Westside	56	45	0	0	0	0	10	4	66	49	34.7
Vancouver Total	119	76	22	10	4	38	635	18	780	142	**
West Vancouver	3	5	0	0	0	0	141	0	144	5	**
White Rock	4	3	0	0	0	0	3	0	7	3	133.3
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	354	307	86	20	122	197	1,154	674	1,716	1,198	43.2

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	5	4	0	0	0	0	0	0	5	4	25.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	2	0	0	0	0	0	0	1	2	-50.0
Burnaby - Mountain	1	1	0	0	0	0	0	75	1	76	-98.7
Burnaby - North	39	9	8	0	0	0	18	0	65	9	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	14	4	22	4	0	0	0	0	36	8	**
Burnaby - Central Park	7	2	10	0	0	0	0	0	17	2	**
Burnaby - Remainder	60	16	22	8	0	0	90	60	172	84	104.8
Burnaby Total	121	32	62	12	0	0	108	135	291	179	62.6
Coquitlam	34	67	24	2	0	82	206	109	264	260	1.5
Delta - Tsawwassen	2	4	0	0	0	0	1	1	3	5	-40.0
Delta - Ladner	2	8	0	0	0	0	13	3	15	11	36.4
Delta - North	3	10	16	4	0	0	3	7	22	21	4.8
Delta	7	22	16	4	0	0	17	11	40	37	8.1
Langley City	1	0	0	0	0	0	0	0	1	0	n/a
Langley District	23	54	0	2	23	30	10	18	56	104	-46.2
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	24	29	0	0	15	0	0	0	39	29	34.5
New Westminster	5	9	2	2	0	0	75	0	82	11	**
North Vancouver City	7	1	0	2	4	6	150	0	161	9	**
North Vancouver DM	7	8	0	0	0	0	4	3	11	11	0.0
Pitt Meadows	0	6	0	0	8	0	0	0	8	6	33.3
Port Coquitlam	12	6	2	0	0	18	104	5	118	29	**
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	69	51	0	0	23	23	69	442	161	516	-68.8
Surrey - South	34	38	4	12	48	35	102	7	188	92	104.3
Surrey - Cloverdale	9	23	0	0	24	38	3	7	36	68	-47.1
Surrey - North	75	71	0	2	99	59	25	15	199	147	35.4
Surrey - Guildford	1	1	0	0	16	0	1	1	18	2	**
Surrey - Whalley	18	22	0	0	0	0	6	5	24	27	-11.1
Surrey Total	137	155	4	14	187	132	137	35	465	336	38.4
University Endowment Lands	0	2	0	0	7	16	232	90	239	108	121.3
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	489	156	489	156	**
Vancouver - Kitsilano	3	1	2	8	0	0	121	0	126	9	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	3	2	4	0	4	9	0	1	11	12	-8.3
Vancouver - Kerrisdale	22	4	0	0	0	0	2	0	24	4	**
Vancouver - Marpole	26	7	2	0	0	0	5	4	33	11	200.0
Vancouver - Eastside	110	81	8	4	0	46	60	110	178	241	-26.1
Vancouver - Mt. Pleasant	1	0	26	4	0	0	0	0	27	4	**
Vancouver - Strath/Grand	4	1	8	0	3	0	1	0	16	1	**
Vancouver - Westside	109	67	0	0	0	0	25	9	134	76	76.3
Vancouver Total	278	163	50	16	7	55	703	280	1,038	514	101.9
West Vancouver	5	19	0	0	0	0	147	0	152	19	**
White Rock	5	8	0	0	0	0	3	21	8	29	-72.4
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	742	638	160	54	274	362	1,965	1,252	3,141	2,306	36.2

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	18	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	18	0	0	0
Coquitlam	0	43	0	0	0	70	9	14
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	13	0	0	1
Delta - North	0	0	0	0	0	0	2	0
Delta	0	0	0	0	13	0	2	2
Langley City	0	0	0	0	0	0	0	0
Langley District	15	27	0	0	0	0	6	13
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	4	0	0	0	84	0	1	0
North Vancouver DM	0	0	0	0	0	0	1	1
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	18	0	0	60	0	2	5
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	12	0	11	0	427	63	5
Surrey - South	39	23	0	0	99	0	3	3
Surrey - Cloverdale	16	13	0	0	0	0	0	4
Surrey - North	27	12	0	0	0	0	10	7
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	4	2
Surrey Total	82	48	0	0	99	0	17	16
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	489	0	0	0
Vancouver - Kitsilano	0	0	0	0	100	0	20	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	4	2
Vancouver - Eastside	0	38	0	0	0	0	10	11
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	10	4
Vancouver Total	4	38	0	0	589	0	46	18
West Vancouver	0	0	0	0	0	0	141	0
White Rock	0	0	0	0	0	0	3	0
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	122	186	0	11	863	600	291	74

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	75	0	0
Burnaby - North	0	0	0	0	18	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	90	60	0	0
Burnaby Total	0	0	0	0	108	135	0	0
Coquitlam	0	82	0	0	187	70	19	39
Delta - Tsawwassen	0	0	0	0	0	0	1	1
Delta - Ladner	0	0	0	0	13	0	0	3
Delta - North	0	0	0	0	0	0	3	7
Delta	0	0	0	0	13	0	4	11
Langley City	0	0	0	0	0	0	0	0
Langley District	23	30	0	0	0	0	10	18
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	0	0	0	0	0	0	0
New Westminster	0	0	0	0	75	0	0	0
North Vancouver City	4	6	0	0	146	0	4	0
North Vancouver DM	0	0	0	0	0	0	4	3
Pitt Meadows	8	0	0	0	0	0	0	0
Port Coquitlam	0	18	0	0	94	0	10	5
Port Moody	0	0	0	0	0	0	0	0
Richmond	23	12	0	11	0	427	69	15
Surrey - South	48	35	0	0	99	0	3	7
Surrey - Cloverdale	24	38	0	0	0	0	3	7
Surrey - North	99	59	0	0	0	0	25	15
Surrey - Guildford	16	0	0	0	0	0	1	1
Surrey - Whalley	0	0	0	0	0	0	6	5
Surrey Total	187	132	0	0	99	0	38	35
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	489	156	0	0
Vancouver - Kitsilano	0	0	0	0	100	0	21	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	4	9	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	5	4
Vancouver - Eastside	0	46	0	0	15	80	45	30
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	3	0	0	0	0	0	1	0
Vancouver - Westside	0	0	0	0	3	0	22	9
Vancouver Total	7	55	0	0	607	236	96	44
West Vancouver	0	0	0	0	6	0	141	0
White Rock	0	0	0	0	0	18	3	3
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	274	351	0	11	1,567	1,079	398	173

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Anmore	1	3	0	0	1	1	2	4
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	29	3	18	0	0	0	47	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	14	3	0	0	0	0	14	3
Burnaby - Central Park	13	2	0	0	0	0	13	2
Burnaby - Remainder	43	12	0	0	0	0	43	12
Burnaby Total	99	20	18	0	0	0	117	20
Coquitlam	30	30	16	113	9	14	55	157
Delta - Tsawwassen	0	3	0	0	0	1	0	4
Delta - Ladner	2	5	13	0	0	2	15	7
Delta - North	4	2	0	0	2	0	6	2
Delta	6	10	13	0	2	3	21	13
Langley City	1	0	0	0	0	0	1	0
Langley District	11	24	15	37	6	13	32	74
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	14	18	11	0	0	0	25	18
New Westminster	1	0	0	0	0	0	1	0
North Vancouver City	2	0	88	0	1	0	91	0
North Vancouver DM	1	3	0	0	1	1	2	4
Pitt Meadows	0	3	0	0	0	1	0	4
Port Coquitlam	3	6	60	18	2	5	65	29
Port Moody	1	0	0	0	0	0	1	0
Richmond	35	17	6	439	64	16	105	472
Surrey - South	16	20	138	25	3	3	157	48
Surrey - Cloverdale	2	9	16	13	0	7	18	29
Surrey - North	36	34	27	12	17	12	80	58
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	8	11	0	0	4	3	12	14
Surrey Total	62	74	181	50	24	25	267	149
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	489	0	0	0	489	0
Vancouver - Kitsilano	1	6	100	0	20	0	121	6
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	2	4	0	1	1	6	3
Vancouver - Kerrisdale	12	3	0	0	2	0	14	3
Vancouver - Marpole	17	2	0	0	5	2	22	4
Vancouver - Eastside	19	18	0	38	21	17	40	73
Vancouver - Mt. Pleasant	17	4	0	0	0	0	17	4
Vancouver - Strath/Grand	5	0	0	0	0	0	5	0
Vancouver - Westside	53	40	0	1	13	8	66	49
Vancouver Total	125	75	593	39	62	28	780	142
West Vancouver	3	5	0	0	141	0	144	5
White Rock	4	3	0	0	3	0	7	3
Indian Reserves	0	0	0	103	0	0	0	103
Vancouver CMA	399	292	1,001	799	316	107	1,716	1,198

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
February 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
February 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Year-to-date 2013	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Belcarra													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Burnaby													
February 2014	0	0.0	0	0.0	10	19.2	35	67.3	7	13.5	52	1,193,418	1,244,638
February 2013	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	16	15.7	65	63.7	21	20.6	102	1,241,500	1,297,100
Year-to-date 2013	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Coquitlam													
February 2014	0	0.0	7	35.0	11	55.0	2	10.0	0	0.0	20	880,000	849,130
February 2013	0	0.0	4	19.0	16	76.2	1	4.8	0	0.0	21	834,500	850,161
Year-to-date 2014	0	0.0	8	28.6	12	42.9	7	25.0	1	3.6	28	880,000	937,990
Year-to-date 2013	0	0.0	12	22.2	35	64.8	7	13.0	0	0.0	54	809,583	856,060
Delta													
February 2014	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	--	--
February 2013	0	0.0	3	30.0	3	30.0	4	40.0	0	0.0	10	836,500	942,390
Year-to-date 2014	0	0.0	2	18.2	5	45.5	4	36.4	0	0.0	11	926,666	975,879
Year-to-date 2013	0	0.0	3	15.0	10	50.0	7	35.0	0	0.0	20	874,000	961,690
Langley City													
February 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
February 2014	1	5.9	9	52.9	4	23.5	1	5.9	2	11.8	17	699,000	870,195
February 2013	12	37.5	7	21.9	5	15.6	0	0.0	8	25.0	32	699,450	975,361
Year-to-date 2014	6	21.4	11	39.3	8	28.6	1	3.6	2	7.1	28	697,000	796,836
Year-to-date 2013	17	32.7	12	23.1	9	17.3	2	3.8	12	23.1	52	699,450	974,354

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
February 2014	4	44.4	4	44.4	0	0.0	1	11.1	0	0.0	9	--	--
February 2013	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2014	15	65.2	7	30.4	0	0.0	1	4.3	0	0.0	23	579,900	610,671
Year-to-date 2013	14	70.0	5	25.0	1	5.0	0	0.0	0	0.0	20	590,884	581,863
New Westminster													
February 2014	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
February 2013	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
North Vancouver City													
February 2014	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	6.3	3	18.8	12	75.0	16	1,632,757	1,585,403
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
North Vancouver DM													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
February 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,887,850	1,996,821
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Pitt Meadows													
February 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Port Coquitlam													
February 2014	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
February 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	2	22.2	7	77.8	0	0.0	0	0.0	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Port Moody													
February 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Richmond													
February 2014	0	0.0	0	0.0	7	12.1	20	34.5	31	53.4	58	1,576,500	1,601,153
February 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	9	11.1	27	33.3	45	55.6	81	1,548,800	1,613,320
Year-to-date 2013	0	0.0	0	0.0	1	3.7	9	33.3	17	63.0	27	1,715,000	1,869,074

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
February 2014	12	15.6	32	41.6	23	29.9	7	9.1	3	3.9	77	739,900	818,081
February 2013	17	23.0	25	33.8	26	35.1	4	5.4	2	2.7	74	719,000	820,486
Year-to-date 2014	14	9.6	53	36.3	53	36.3	18	12.3	8	5.5	146	797,000	868,040
Year-to-date 2013	26	18.7	55	39.6	45	32.4	7	5.0	6	4.3	139	720,000	820,998
University Endowment Lands													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
February 2014	0	0.0	3	2.8	3	2.8	17	15.6	86	78.9	109	2,550,000	2,672,816
February 2013	0	0.0	0	0.0	2	8.0	7	28.0	16	64.0	25	1,935,000	2,177,080
Year-to-date 2014	0	0.0	3	1.4	6	2.8	55	25.8	149	70.0	213	2,225,000	2,472,408
Year-to-date 2013	0	0.0	0	0.0	2	3.1	19	29.2	44	67.7	65	2,131,000	2,242,923
West Vancouver													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
February 2013	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2013	1	5.0	0	0.0	0	0.0	0	0.0	19	95.0	20	4,170,000	4,142,830
White Rock													
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Indian Reserves													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
February 2014	17	4.5	61	16.3	68	18.1	85	22.7	144	38.4	375	1,260,000	1,599,562
February 2013	34	17.6	42	21.8	58	30.1	26	13.5	33	17.1	193	809,900	1,153,251
Year-to-date 2014	36	5.1	90	12.9	121	17.3	190	27.1	263	37.6	700	1,269,281	1,590,214
Year-to-date 2013	61	14.3	87	20.3	112	26.2	63	14.7	105	24.5	428	847,000	1,310,169

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2014						
Submarket	Feb 2014	Feb 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,244,638	--	n/a	1,297,100	--	n/a
Coquitlam	849,130	850,161	-0.1	937,990	856,060	9.6
Delta	--	942,390	n/a	975,879	961,690	1.5
Langley City	--	--	n/a	--	--	n/a
Langley District	870,195	975,361	-10.8	796,836	974,354	-18.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	--	--	n/a	610,671	581,863	5.0
New Westminster	--	--	n/a	--	--	n/a
North Vancouver City	--	--	n/a	1,585,403	--	n/a
North Vancouver DM	--	--	n/a	1,996,821	--	n/a
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,601,153	--	n/a	1,613,320	1,869,074	-13.7
Surrey Total	818,081	820,486	-0.3	868,040	820,998	5.7
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,672,816	2,177,080	22.8	2,472,408	2,242,923	10.2
West Vancouver	--	--	n/a	--	4,142,830	n/a
White Rock	--	--	n/a	--	--	n/a
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,599,562	1,153,251	38.7	1,590,214	1,310,169	21.4

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Greater Vancouver February 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,841	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,733	4,860	4,568	59.8	846,978	11.3	815,818
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	5,569	-21.5		15,292			757,238	-2.4	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	3,196	-23.5		10,268			755,677	-3.8	
	YTD 2014	4,374	36.9		10,358			832,773	10.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24		119.5	1,292	6.2	65.0	891
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2014		
Abbotsford-Mission CMA[1]	January 2014	February 2014
Trend[2]	688	698
SAAR	249	304
	February 2013	February 2014
Actual		
February - Single-Detached	17	18
February - Multiples	102	3
February - Total	119	21
January to February - Single-Detached	30	33
January to February - Multiples	109	4
January to February - Total	139	37

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2014	17	0	0	0	0	0	1	3	21
February 2013	17	0	0	0	31	0	0	71	119
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-95.8	-82.4
Year-to-date 2014	30	0	0	0	0	0	3	4	37
Year-to-date 2013	30	0	0	0	35	0	0	74	139
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-94.6	-73.4
UNDER CONSTRUCTION									
February 2014	139	0	0	0	61	192	12	221	625
February 2013	121	0	18	0	113	0	2	80	334
% Change	14.9	n/a	-100.0	n/a	-46.0	n/a	**	176.3	87.1
COMPLETIONS									
February 2014	15	0	0	0	6	0	2	34	57
February 2013	19	0	0	0	0	0	0	31	50
% Change	-21.1	n/a	n/a	n/a	n/a	n/a	n/a	9.7	14.0
Year-to-date 2014	27	0	0	0	6	0	4	36	73
Year-to-date 2013	32	0	0	0	5	0	1	34	72
% Change	-15.6	n/a	n/a	n/a	20.0	n/a	**	5.9	1.4
COMPLETED & NOT ABSORBED									
February 2014	59	0	0	0	76	0	n/a	n/a	135
February 2013	107	4	4	0	47	28	n/a	n/a	190
% Change	-44.9	-100.0	-100.0	n/a	61.7	-100.0	n/a	n/a	-28.9
ABSORBED									
February 2014	18	0	0	0	5	0	n/a	n/a	23
February 2013	24	0	2	0	1	0	n/a	n/a	27
% Change	-25.0	n/a	-100.0	n/a	**	n/a	n/a	n/a	-14.8
Year-to-date 2014	35	1	0	0	16	10	n/a	n/a	62
Year-to-date 2013	41	0	2	0	1	1	n/a	n/a	45
% Change	-14.6	n/a	-100.0	n/a	**	**	n/a	n/a	37.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
February 2014	9	0	0	0	0	0	0	3	12
February 2013	12	0	0	0	31	0	0	71	114
Mission DM									
February 2014	8	0	0	0	0	0	1	0	9
February 2013	5	0	0	0	0	0	0	0	5
Indian Reserves									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2014	17	0	0	0	0	0	1	3	21
February 2013	17	0	0	0	31	0	0	71	119
UNDER CONSTRUCTION									
Abbotsford City									
February 2014	83	0	0	0	61	150	6	221	521
February 2013	88	0	18	0	113	0	0	80	299
Mission DM									
February 2014	56	0	0	0	0	42	6	0	104
February 2013	33	0	0	0	0	0	2	0	35
Indian Reserves									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2014	139	0	0	0	61	192	12	221	625
February 2013	121	0	18	0	113	0	2	80	334
COMPLETIONS									
Abbotsford City									
February 2014	9	0	0	0	6	0	1	34	50
February 2013	11	0	0	0	0	0	0	31	42
Mission DM									
February 2014	6	0	0	0	0	0	1	0	7
February 2013	8	0	0	0	0	0	0	0	8
Indian Reserves									
February 2014	0	0	0	0	0	0	0	0	0
February 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
February 2014	15	0	0	0	6	0	2	34	57
February 2013	19	0	0	0	0	0	0	31	50

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
February 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
February 2014	36	0	0	0	76	0	n/a	n/a	112
February 2013	76	0	4	0	47	28	n/a	n/a	155
Mission DM									
February 2014	23	0	0	0	0	0	n/a	n/a	23
February 2013	31	4	0	0	0	0	n/a	n/a	35
Indian Reserves									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
February 2014	59	0	0	0	76	0	n/a	n/a	135
February 2013	107	4	4	0	47	28	n/a	n/a	190
ABSORBED									
Abbotsford City									
February 2014	13	0	0	0	5	0	n/a	n/a	18
February 2013	17	0	2	0	1	0	n/a	n/a	20
Mission DM									
February 2014	5	0	0	0	0	0	n/a	n/a	5
February 2013	7	0	0	0	0	0	n/a	n/a	7
Indian Reserves									
February 2014	0	0	0	0	0	0	n/a	n/a	0
February 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
February 2014	18	0	0	0	5	0	n/a	n/a	23
February 2013	24	0	2	0	1	0	n/a	n/a	27

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Some data have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and

Table 2: Starts by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Abbotsford City	9	12	0	0	0	31	3	71	12	114	-89.5
Mission DM	9	5	0	0	0	0	0	0	9	5	80.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	18	17	0	0	0	31	3	71	21	119	-82.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	17	23	0	0	0	35	4	74	21	132	-84.1
Mission DM	16	7	0	0	0	0	0	0	16	7	128.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	33	30	0	0	0	35	4	74	37	139	-73.4

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Abbotsford City	0	31	0	0	0	0	3	71
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	31	0	0	0	0	3	71

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	0	35	0	0	0	0	4	74
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	0	35	0	0	0	0	4	74

Table 2.4: Starts by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Abbotsford City	9	12	0	31	3	71	12	114
Mission DM	8	5	0	0	1	0	9	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	17	17	0	31	4	71	21	119

Table 2.5: Starts by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	17	23	0	35	4	74	21	132
Mission DM	13	7	0	0	3	0	16	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	30	30	0	35	7	74	37	139

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	% Change
Abbotsford City	10	11	0	0	6	0	34	31	50	42	19.0
Mission DM	7	8	0	0	0	0	0	0	7	8	-12.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	19	0	0	6	0	34	31	57	50	14.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	19	19	0	0	6	5	36	34	61	58	5.2
Mission DM	12	14	0	0	0	0	0	0	12	14	-14.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	31	33	0	0	6	5	36	34	73	72	1.4

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Abbotsford City	6	0	0	0	0	0	34	31
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	6	0	0	0	0	0	34	31

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	6	5	0	0	0	0	36	34
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	6	5	0	0	0	0	36	34

Table 3.4: Completions by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Abbotsford City	9	11	6	0	35	31	50	42
Mission DM	6	8	0	0	1	0	7	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	15	19	6	0	36	31	57	50

Table 3.5: Completions by Submarket and by Intended Market
January - February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	16	19	6	5	39	34	61	58
Mission DM	11	13	0	0	1	1	12	14
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	27	32	6	5	40	35	73	72

Source: CMHC (Starts and Completions Survey)

Some data for 2012 have been restated in the above table, to allow comparison with 2013 data. Other CMHC reports do not contain this restated data, therefore figures for 2012 may not match the above. Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
February 2014	0	0.0	2	15.4	6	46.2	2	15.4	3	23.1	13	625,000	641,315
February 2013	0	0.0	2	11.8	13	76.5	1	5.9	1	5.9	17	632,000	632,117
Year-to-date 2014	0	0.0	4	19.0	9	42.9	4	19.0	4	19.0	21	620,000	633,848
Year-to-date 2013	4	14.8	3	11.1	13	48.1	4	14.8	3	11.1	27	632,000	629,047
Mission DM													
February 2014	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
February 2013	0	0.0	6	85.7	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2014	6	42.9	6	42.9	2	14.3	0	0.0	0	0.0	14	454,900	453,978
Year-to-date 2013	1	7.1	11	78.6	2	14.3	0	0.0	0	0.0	14	484,400	501,536
Indian Reserves													
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
February 2014	3	16.7	3	16.7	7	38.9	2	11.1	3	16.7	18	578,900	589,987
February 2013	0	0.0	8	33.3	14	58.3	1	4.2	1	4.2	24	612,400	596,383
Year-to-date 2014	6	17.1	10	28.6	11	31.4	4	11.4	4	11.4	35	564,900	561,900
Year-to-date 2013	5	12.2	14	34.1	15	36.6	4	9.8	3	7.3	41	563,084	585,507

Source: CMHC (Starts and Completions Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2014						
Submarket	Feb 2014	Feb 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	641,315	632,117	1.5	633,848	629,047	0.8
Mission DM	--	--	n/a	453,978	501,536	-9.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	589,987	596,383	-1.1	561,900	585,507	-4.0

Source: CMHC (Market Absorption Survey)

2012 information excludes prices for single-detached units with an attached accessory suite. These units are excluded from price range tables and calculation of median and average prices in 2012, but have been included for 2013, therefore figures are not directly comparable from year to year.

Table 5: MLS® Residential Activity for Fraser Valley
February 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,141	2,351	2,271	50.2	524,435	11.4	521,392
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,482	-24.0		7,041			467,566	-3.5	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	1,443	-25.8		4,602			456,341	-7.1	
	YTD 2014	1,773	22.9		4,727			510,858	11.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
February 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24		118.0	92	8.5	67.5	808
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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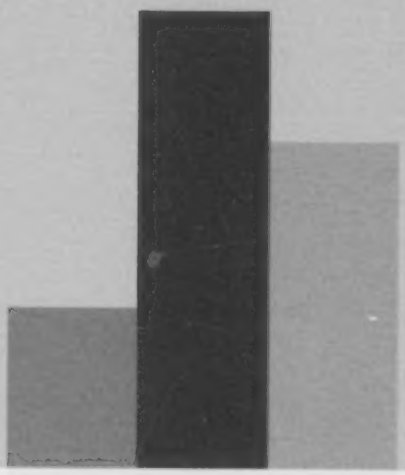

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